



**NORTHERN TRUST**

INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

# GRANGE COURT

EARLS GATE BUSINESS PARK **GRANGEMOUTH** FK3 8ZF



**INDUSTRIAL**

**TO LET**

HIGH QUALITY WORKSHOP UNITS

**FROM 1,093 to 2,212 SQ FT**  
**(102 - 206 SQ M)**

**IMMEDIATE AVAILABILITY / FLEXIBLE TERMS**

[www.earlsgate-businesspark.co.uk](http://www.earlsgate-businesspark.co.uk)





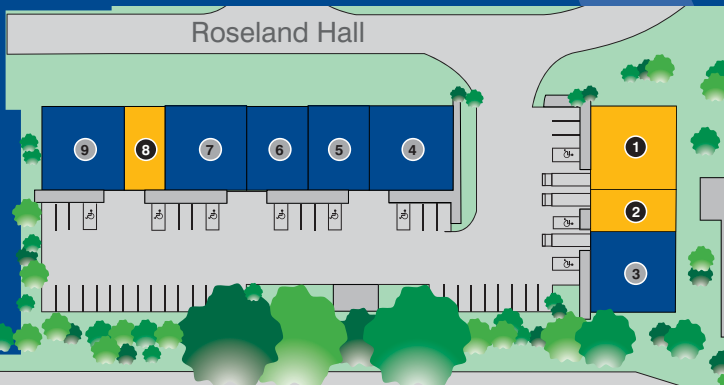
## LOCATION

Grange Court is a new development situated at Earls Gate Business Park, overlooking Earls Road in Grangemouth. The estate is conveniently located for direct access to Falkirk, Grangemouth and junctions 5 and 6 of the M9 (Edinburgh – Stirling) motorway. Other occupiers in the immediate area include Fasco, Allied International and Kemfine.

## SPECIFICATION

The estate comprises 9 individual units providing a total of 16,545 sq ft of workshop / storage space ranging in size from 1,093 – 2,212 sq ft, with each unit benefiting from:

- 4m to haunch
- 3 phase electricity supply
- 3m x 4m sectional up and over loading door
- 15kn floor loading
- Toilet accommodation
- On-site car parking



## TRAVEL DISTANCES

Falkirk	3 miles	6 mins
Stirling	13 miles	22 mins
Edinburgh Airport	18 miles	29 mins
Edinburgh	27 miles	40 mins
Glasgow	28 miles	38 mins
Glasgow Airport	37 miles	49 mins
Dundee	67 miles	1hr 28 min

Source: The AA

## AVAILABILITY SCHEDULE

UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	2,212	206
2	1,093	102
3	LET TO BELZONA POLYMERICS	
4	LET TO CEETAK ENGINEERING	
5	LET TO MDP SUPPLIES	
6	LET TO BLUE OLIVE TECHNOLOGY	
7	LET TO NRL RAIL	
8	1,093	102
9	LET TO INSPECTORATE INTERNATIONAL	
<b>TOTAL</b>	<b>16,545</b>	<b>1,537</b>

## TERMS

The units are available to lease by way of a Northern Trust Company Limited standard "Easy In / Easy Out" flexible tenancy agreement. Further details available on request.

## VAT

All figures are quoted exclusive of but will be liable for VAT.

## VIEWING

Please contact one of the joint agents to arrange a viewing.

**MISREPRESENTATION ACT:** DM Hall and Ryden on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by DM Hall and Ryden has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of DM Hall and Ryden. September 2011. Designed and produced by Creativeworld Tel 01282 858200.

[www.earlsgate-businesspark.co.uk](http://www.earlsgate-businesspark.co.uk)

[michael.mcintyre@dmhall.co.uk](mailto:michael.mcintyre@dmhall.co.uk)

[alan.herriot@ryden.co.uk](mailto:alan.herriot@ryden.co.uk)



**Over 200 locations throughout the United Kingdom**